



# Lakeside Realty & Management

3505 N.E. Apple Canyon Road  
 Apple River, IL 61001  
 Phone (815) 492-2231  
 Fax (815) 492-1484



**14A70 Falling Sun**  
**Apple River, IL 61001**  
**\$295,000.00**



		<b>Rooms</b>	<b>Main</b>	<b>Lower Lvl</b>	<b>Upper Lvl</b>
<b>House Size:</b>	1,680/1st floor	<b>Living Room:</b>	13'x24'		
<b>Construction:</b>	Frame	<b>Kitchen / Dining Combo:</b>	25'x13'		
<b>Roof:</b>	Asphalt	<b>Bedroom 2:</b>	13'x14'		
<b>Age:</b>	1996	<b>Bedroom 3:</b>	13'x11'		
<b>Heat:</b>	LP Gas Forced Air	<b>Master:</b>	13'x16'		
<b>Central Air:</b>	Yes	<b>Family Room:</b>		x	
<b>R. E. Taxes:</b>	\$3442/17	<b>Laundry Area:</b>	x		
<b>Basement:</b>	Finished	<b>Baths:</b>	2	1	
<b>Garage:</b>	2 Car Oversized Attached	<b>Other Features</b>	Kitchen Eating Island, 30'x10' Screened-In Deck		
<b>Deck:</b>	Across Front with Steps to LL		Off Dining Area Lower Level-Bar in Family Room,		
<b>Patio:</b>	10'x30' Concrete		Redwood Closet, Work Shop with Cabinets, 1 Car		
<b>School Dist:</b>	Stockton		Under House Garage for "Lake Toys" & Lawn		
<b>Flooring:</b>	Carpet, Vinyl		Equipment, Freezer Stays, Ceiling Fans Thru-Out		
<b>Window Treatments:</b>	Yes		House, Seller Owns Gas Tank & Water Softener,		
<b>Refrigerator:</b>	Yes		Transferable Association Dock M-10-6		
<b>Dishwasher:</b>	Yes				
<b>Washer:</b>	Yes- 1 Yr. Old				
<b>Dryer:</b>	Yes- 1 Yr. Old				
<b>Fireplace:</b>	Wood Burning				

**Comments:**

Take Path to Walk or Ride Golf Cart to Amenities here at Apple Canyon Lake Golf Course, Sports Complex, Pool & To Your Boat for Skiing, Tubing & Fishing, Enjoy View of Lake from your Screened-in Porch or Use Fire Pit for Evening Campfire

<b>Owners:</b>	J. Volpert	<b>Phone:</b>	(815) 492-2231
<b>Listing Agent:</b>	S. Webster	<b>Special Instr:</b>	Full Time Residence-Call for Appt.
<b>Expiration:</b>		<b>SOC:</b>	2 1/2 S.O.

Information deemed reliable but not guaranteed.